

4 RIVERSIDE



4 RIVERSIDE MILLBROOK, GUILDFORD SURREY, GU1 3XD

A four-bedroom luxury townhouse that has been beautifully interior designed throughout, coupled with a professionally designed garden and underground parking.

Stunning drawing room with double doors to the garden

Four double bedrooms with three bathrooms (1 en-suite)

Luxury kitchen/diner with newly fitted stone worktops

Newly installed contemporary shutters in all principle rooms

Meticulously designed southerly facing garden with an upper sun terrace

Secure underground parking for two cars

Guildford town centre – 500 yards, Guildford mainline station (Waterloo 35 mins) – 0.7 mile, A3 1.9 miles, Central London – 32 miles

LOCATION

Millbrook follows the River Wey from the town centre to the north and Shalford Village to the south, offering extremely convenient access to the town centre as well the mainline station. In addition, close access to the Downs provides miles of lovely countryside with many footpaths and bridleways.

The county town of Guildford offers an extensive range of department stores, boutique shops and restaurants, together with cultural and leisure amenities. Guildford mainline station offers a fast commuter service to London Waterloo in approximately 35 minutes.

The A3 is quickly reached, giving fast access to Central London, and connects with the M25 at Wisely (junction 10), which in turn provides easy links to Heathrow and Gatwick airports.

There is an excellent choice of private schools in the immediate area including The Royal Grammar School for boys, Tormead and Guildford High School for girls. Alternatively, Holy Trinity Pewley Down, George Abbott, Guildford County and St. Peter's are all highly regarded state schools.





THE PROPERTY

A recently interior designed contemporary town house arranged over three floors offering well-proportioned luxury accommodation. With a private gated entrance from either the underground secure parking area or the road, you enter the private garden with access into the main reception hall.

The kitchen/diner has been carefully refurbished with a range of contemporary coloured shaker style eye and base level units with newly installed stone worksurfaces. A new double range style gas oven, space for an American style fridge freezer, butler's double sink and built in dishwasher all complement this outstanding kitchen. A central island with breakfast bar has undercounter storage and a wine rack.

The dining area is perfectly positioned with delightful views over the garden and enjoys double sliding doors.

The superbly proportioned drawing room is also accessed from the main reception hall and benefits from double opening doors to the garden.

Stairs lead to the first floor and the master bedroom suite which offers newly installed air conditioning, a walk-in wardrobe and a re-modelled and luxury en-suite shower room. There are also two further double bedrooms and family bathroom on this floor. The lower level is accessed down the stairs from the main reception hall and leads to the fourth double bedroom, a modern shower room and a newly refurbished utility/laundry room.

The garden was expertly designed by a highly regarded local garden designer. Clever planting has separated the space to create interest and usable zones for all year round entertaining.

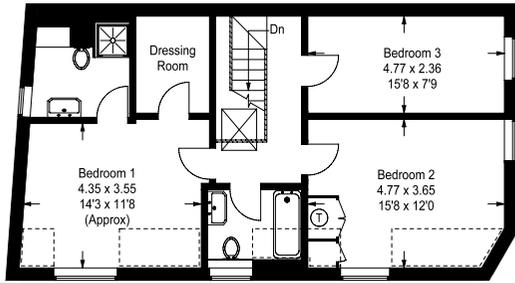
A charming seating area with a modern circular gas fire pit has been created nestled between very well stocked flowerbed borders. Excellent use of contemporary fencing provides total privacy, as well as creating a screened storage area with timber-built garden shed which has electricity. With remote-controlled garden lighting and an upper terrace for sundowners this beautiful southerly aspect garden can be used regardless to the time of year and is a great space to entertain into the evening.

Secure underground parking for two cars is a huge benefit.

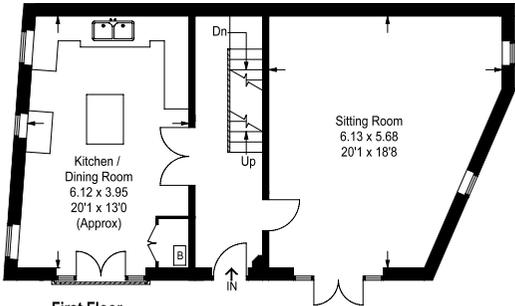
SERVICES

All mains services connected; gas fired central heating.

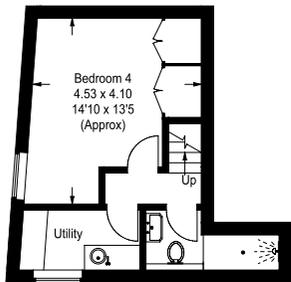
Approximate Gross Internal Area:
 Ground Floor :- 27 sq m / 291 sq ft
 First Floor :- 67 sq m / 718 sq ft
 Second Floor :- 70 sq m / 753 sq ft
 Total :- 164 sq m / 1762 sq ft



Second Floor



First Floor



Ground Floor



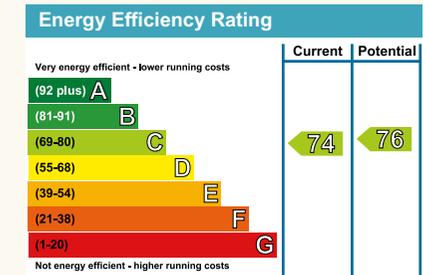
LOCAL AUTHORITY

Guildford Borough Council –
 Tel: 01483 5050050

DIRECTIONS

From our office on the Epsom Road turn left into Jenner Road. Once you reach the top of Jenner Road turn right into Harvey Road follow this road along for approximately 500 yards, where the road will then move up to the left. At the end of Harvey road turn right onto Pewley Hill and then left onto South Hill. Upon reaching the brow, turn right onto Castle Hill and follow down the road. After passing under the Castle archway turn left into Quarry Street. At the traffic lights turn left onto Millbrook and the Riverside apartment building is immediately on the left.

Date particulars prepared October 2020



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